

In re:  
Jeffrey S Beier  
Debtor

Case No. 23-10898-TA  
Chapter 7

District/off: 0973-8  
Date Rcvd: Oct 18, 2023

User: admin  
Form ID: pdf042

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 20, 2023:**

Recip ID	Recipient Name and Address
db	+ Jeffrey S Beier, P O Box 7644, Laguna Niguel, CA 92607-7644

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 20, 2023

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 17, 2023 at the address(es) listed below:

Name	Email Address
Anerio V Altman	on behalf of Debtor Jeffrey S Beier LakeForestBankruptcy@jubileebk.net lakeforestpacer@gmail.com
Arturo Cisneros	on behalf of Trustee Arturo Cisneros (TR) arturo@mclaw.org CACD_ECF@mclaw.org
Arturo Cisneros (TR)	amctrustee@mclaw.org acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com
Greg P Campbell	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgeppte.com gc@ecf.inforuptcy.com;gcampbell@aldridgeppte.com
Greg P Campbell	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-04 ch11ecf@aldridgeppte.com, gc@ecf.inforuptcy.com;gcampbell@aldridgeppte.com

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Joseph C Delmotte

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-04 ecfcacb@alridgepite.com, JCD@ecf.inforuptcy.com;jdelmotte@alridgepite.com

Michael J Hauser

on behalf of U.S. Trustee United States Trustee (SA) michael.hauser@usdoj.gov

Nathan F Smith

on behalf of Trustee Arturo Cisneros (TR) nathan@mclaw.org  
CACD\_ECF@mclaw.org;mcecfnotices@ecf.courtdrive.com;cvalenzuela@mclaw.org

United States Trustee (SA)

ustpregion16.sa.ecf@usdoj.gov

TOTAL: 9

1 Joseph C. Delmotte (CA SBN 259460)  
jdelmotte@aldridgepite.com  
2 ALDRIDGE PITE, LLP  
8880 Rio San Diego Drive, Suite 725  
3 San Diego, CA 92108  
Telephone: (858) 750-7600  
4 Facsimile: (619) 590-1385



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7 Attorneys for *Respondent/Secured Creditor*

8 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR  
9 TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR  
10 STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
11 2005-04

12 UNITED STATES BANKRUPTCY COURT

13 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

14 In re

Case No. 8:23-bk-10898-TA

15 JEFFREY S. BEIER,

Chapter 7

16 Debtor.

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**ORDER APPROVING STIPULATION  
TO EXTEND DEADLINE TO FILE AN  
OPPOSITION TO CHAPTER 7  
TRUSTEE'S MOTION FOR ORDER: (1)  
AUTHORIZING SALE OF REAL  
PROPERTY FREE AND CLEAR OF  
LIENS AND INTERESTS PURSUANT  
TO 11 U.S.C. 363(f); (2) APPROVING  
OVERBID PROCEDURES; (3)  
APPROVING BROKER  
COMPENSATION; (4) AUTHORIZING  
DISTRIBUTION OF SALE PROCEEDS;  
(5) DETERMINING THAT THE  
PROPOSED BUYER AND  
OVERBIDDER ARE "GOOD FAITH  
PURCHASERS" UNDER 11 U.S.C.  
363(m); AND (6) WAIVING 14 DAY  
STAY IMPOSED BY FEDERAL RULE  
OF BANKRUPTCY PROCEDURE  
6004(h); DECLARATIONS OF A.  
CISNEROS, BRIAN THOMPSON,  
PROPOSED BUYER, AND  
OVERBIDDER IN SUPPORT  
THEREOF**

28 DATE: October 31, 2023

1 TIME: 11:00 a.m.  
2 CTRM: Via Zoom Teleconference  
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7 411 West Fourth Street  
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The Court, having considered the Stipulation to Extend Deadline to file an Opposition to the Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Interests Pursuant to 11 U.S.C. § 363(f); (2) Approving Overbid Procedures; (3) Approving Broker Compensation; (4) Authorizing Distribution of Sale Proceeds; (5) Determining that the Proposed Buyer and Overbidder are "Good Faith Purchasers" Under 11 U.S.C. § 363(m); and (6) Waiving 14 Day Stay Impose by Federal Rule of Bankruptcy Procedure 6004(h) ("Stipulation") filed herein on October 17, 2023 (Docket No.93), and entered into by and between The Bank of New York Mellon FKA the Bank of New York Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-04 ("BONY"), by and through its attorneys of record, Aldridge Pite, LLP, and the Chapter 7 Trustee Arturo Cisneros ("Trustee"), by and through his attorney of record Nathan F. Smith, and good cause appearing therefor,

**IT IS HEREBY ORDERED** that the Stipulation is **Approved** and the deadline for BONY to file an opposition to the Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Interests Pursuant to 11 U.S.C. § 363(f); (2) Approving Overbid Procedures; (3) Approving Broker Compensation; (4) Authorizing Distribution of Sale Proceeds; (5) Determining that the Proposed Buyer and Overbidder are "Good Faith Purchasers" Under 11 U.S.C. § 363(m); and (6) Waiving 14 Day Stay Impose by Federal Rule of Bankruptcy Procedure 6004(h) shall be extended to October 20<sup>th</sup>, 2023.

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Date: October 17, 2023

Theodor C. Albert

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Theodor C. Albert  
United States Bankruptcy Judge